



**HOME CONFERENCE
DOORKNOCKER AWARDS
STATE OF RHODE ISLAND**

AWARD CATEGORY: Homeownership Housing

PARTICIPATING JURISDICTION: State of Rhode Island

PROJECT/PROGRAM NAME: Woodridge Estates

HUD REGION/FIELD OFFICE: Region I; Boston Field Office

HOME UNITS/TOTAL UNITS: 11 HOME units/26 total units

HOME FUNDS/TOTAL FUNDS: \$500,000 HOME funds/\$4,446,800 total funds

PARTNERS:

- State of Rhode Island Housing and Mortgage Finance Corporation
- Woonsocket Neighborhood Development Corporation (developer)
- Citizens Bank of Rhode Island

FUNDING SOURCES:

- | | |
|---|-------------|
| • HOME funds | \$500,000 |
| • Neighborhood Reinvestment Corporation | \$110,000 |
| • Citizens Bank | \$3,190,000 |
| • Federal Home Loan Bank of Boston | \$166,800 |

BRIEF NARRATIVE DESCRIPTION: This project demonstrates how a well-designed, mixed-income affordable homeownership project can eventually overcome community opposition. The project targeted very-low and low-income first time homebuyers in an effort to increase homeownership rates in Woonsocket, a core urban city. A small 29 unit subdivision was created on a ten acre site. These units will remain permanently affordable through a land trust. HOME funds provided critical gap financing. The duplex units are designed to look like single-family homes. Units were clustered on 2.8 acres to preserve open space that was deeded to the city to enlarge an abutting conservation area. Mature trees were preserved so the neighborhood looks established. The housing design incorporates energy efficient techniques. Students of the Woonsocket Area Career and Technical Center constructed two of the units. The project is part of the

Woonsocket Centre City Neighborhood Revitalization Plan. The state and local bank reserved funds for three years until the legal issues could be resolved.

FOR MORE INFORMATION CONTACT:

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PHOTOS:



[Photo of house 1]



[Photo of house 2]



[Photo of house 3]



[Photo of house 4]